

Securities and Exchange Commission

§ 210.12-26

Part 1—Real estate owned at end of period	Column A—List classification of property as indicated below ^{2, 3}	Column B—Amount of incombrances	Column C—Initial cost to company	Column D—Cost of improvements, etc.	Column F—Reserve for depreciation	Part 2—Rental income			
				Column E—Amount at which carried at close of period ^{4, 5, 6, 7}		Column G—Rents due and accrued at end of period	Column H—Total rental income applicable to period	Column I—Expended for interest, taxes, repairs and expenses	Column J—Net income applicable to period
Farms
Residential
Apartments and business
Unimproved
Total ⁸
Rent from properties sold during period
Total

¹ All money columns shall be totaled.

² Each item of property included in column E in an amount in excess of \$100,000 shall be listed separately.

³ In a separate schedule classify by states in which the real estate owned is located the total amounts in support of columns E and F.

⁴ In a footnote to this schedule, furnish a reconciliation, in the following form, of the total amount at which real estate was carried at the beginning of the period with the total amount shown in column E:

Balance at beginning of period \$

Additions during period:

Acquisitions through foreclosure \$

Other acquisitions

Improvements, etc

Other (describe)

Deductions during period:

Cost of real estate sold \$

Other (describe)

Balance at close of period \$

If additions, except acquisitions through foreclosure, represent other than cash expenditures, explain. If any of the changes during the period result from transactions, directly or indirectly, with affiliates, explain and state the amount of any intercompany gain or loss.

⁵ If any item of real estate investments has been written down or reserved against pursuant to § 210.6-21(f), describe the item and explain the basis for the write-down or reserve.

⁶ State in a footnote to column E the aggregate cost for Federal income tax purposes.

⁷ The amount of all intercompany profits included in the total of column E shall be stated if material.

⁸ Summarize the aggregate amounts for each column applicable to captions 7 and 12 of § 210.6-22.

[16 FR 348, Jan. 13, 1951, as amended at 16 FR 2655, Mar. 24, 1951. Redesignated at 45 FR 63679, Sept. 25, 1980]

§ 210.12-25 Supplementary profit and loss information.

Column A—Item ¹	Column B—Charged to investment expense	Column C—Charged to other accounts		Column D—Total
		(1)—Account	(2)—Amount	
1. Legal expenses (including those in connection with any matter, measure or proceeding before legislative bodies, officers or government departments)
2. Advertising and publicity
3. Sales promotion ²
4. Payments directly and indirectly to trade associations and service organizations, and contributions to other organizations

¹ Amounts resulting from transactions with affiliates shall be stated separately.

² State separately each category of expense representing more than 5 percent of the total expense shown under this item.

§ 210.12-26 Certificate reserves.

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Column A—Description ¹	Column B—Balance at beginning of period			Column C—Additions			Column D—Deductions			Column E—Balance at close of period		
	(1)—Number of accounts with security bidders	(2)—Amount of maturity value	(3)—Amount of re-served ²	(1)—Charged to profit and loss or income	(2)—Re-serve payments by certificate holders	(3)—Charged to other accounts describe	(1)—Maturities	(2)—Cash surrenders prior to maturity	(3)—Other—describe	(1)—Number of accounts with security holders	(2)—Amount of maturity value	(3)—Amount of re-serves ²
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¹ (a) Each series of certificates shall be stated separately. The description shall include the yield to maturity on an annual payment basis.

(b) For certificates of the installment type, information required by columns B, D (2) and (3) and E shall be given by age groupings, according to the number of months paid by security holders, grouped to show those upon which 1-12 monthly payments have been made, 13-24 payments, etc.

² (a) If the total of the reserves shown in these columns differs from the total of the reserves per the accounts, there should be stated (i) the aggregate difference and (ii) the difference on a \$1,000 face-amount certificate basis.

(b) There shall be shown by footnote or by supplemental schedule (i) the amounts periodically credited to each class of security holders' accounts from installment payments and (ii) such other amounts periodically credited to accumulate the maturity amount of the certificate. Such information shall be stated on a \$1,000 face-amount certificate basis for the term of the certificate.

§ 210.12-27 Qualified assets on deposit.¹

Column A—Name of depositary ²	Column B—Cash	Column C—Investments in securities	Column D—First mortgages and other first liens on real estate	Column E—Other	Column F—Total ³

¹ All money columns shall be totaled.

² Classify names of individual depositaries under group headings, such as banks and states.

³ Total of column F shall agree with note required by caption 11 of § 210.6-22 as to total amount of qualified Assets on Deposit.

FOR CERTAIN REAL ESTATE COMPANIES

§ 210.12-28 Real estate and accumulated depreciation.¹

[For Certain Real Estate Companies]

Column A—Description ²	Column B—Encumbrances	Column C—Initial cost to company		Column D—Cost capitalized subsequent to acquisition		Column E—Gross amount of which carried at close of period ^{3, 4, 5, 6, 7}			Column F—Accumulated depreciation	Column G—Date of construction	Column H—Date acquired	Column I—Life on which depreciation in latest income statements is computed
		Land	Buildings and improvements	Improvements	Carrying costs	Land	Buildings and improvements	Total				

¹ All money columns shall be totaled.

² The description for each property should include type of property (e.g., unimproved land, shopping center, garden apartments, etc.) and the geographical location.

³ The required information is to be given as to each individual investment included in column E except that an amount not exceeding 5 percent of the total of column E may be listed in one amount as "miscellaneous investments."

⁴ In a note to this schedule, furnish a reconciliation, in the following form, of the total amount at which real estate was carried at the beginning of each period for which income statements are required, with the total amount shown in column E:

Balance at beginning of period \$

Additions during period:

Acquisitions through foreclosure \$

Other acquisitions

Improvements, etc

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Other (describe) \$

Deductions during period:

Cost of real estate sold \$

Other (describe) \$

Balance at close of period \$

If additions, except acquisitions through foreclosure, represent other than cash expenditures, explain. If any of the changes during the period result from transactions, directly or indirectly with affiliates, explain the bases of such transactions and state the amounts involved.

A similar reconciliation shall be furnished for the accumulated depreciation.

⁵ If any item of real estate investments has been written down or reserved against, describe the item and explain the basis for the write-down or reserve.

⁶ State in a note to column E the aggregate cost for Federal income tax purposes.

⁷ The amount of all intercompany profits included in the total of column E shall be stated if material.

[38 FR 6068, Mar. 6, 1983. Redesignated at 45 FR 63630, Sept. 25, 1980]

§ 210.12-29 Mortgage loans on real estate.¹

[For Certain Real Estate Companies]

Column A—Description ^{2, 3, 4}	Column B—Interest rate	Column C—Final maturity date	Column D—Periodic payment terms ⁵	Column E—Prior liens	Column F—Face amount of mortgages	Column G—Carrying amount of mortgages ^{3, 6, 7, 8, 9}	Column H—Principal amount of loans subject to delinquent principal or interest ¹⁰

¹ All money columns shall be totaled.

² The required information is to be given for each individual mortgage loan which exceeds three percent of the total of column G.

³ If the portfolio includes large numbers of mortgages most of which are less than three percent of column G, the mortgages not required to be reported separately should be grouped by classifications that will indicate the dispersion of the portfolio, i.e., for a portfolio of mortgages on single family residential housing. The description should also include number of loans by original loan amounts (e.g., over \$100,000, \$50,000–\$99,999, \$20,000–\$49,000, under \$20,000) and type loan (e.g., VA, FHA, Conventional). Interest rates and maturity dates may be stated in terms of ranges. Data required by columns D, E and F may be omitted for mortgages not required to be reported individually.

⁴ Loans should be grouped by categories, e.g., first mortgage, second mortgage, construction loans, etc., and for each loan the type of property, e.g., shopping center, high rise apartments, etc., and its geographic location should be stated.

⁵ State whether principal and interest is payable at level amount over life to maturity or at varying amounts over life to maturity. State amount of balloon payment at maturity, if any. Also state prepayment penalty terms, if any.

⁶ In a note to this schedule, furnish a reconciliation, in the following form, of the carrying amount of mortgage loans at the beginning of each period for which income statements are required, with the total amount shown in column G:

Balance at beginning of period \$

Additions during period:

New mortgage loans \$

Other (describe) \$

Deductions during period:

Collections of principal \$

Foreclosures

Cost of mortgages sold

Amortization of premium

Other (describe)

Balance at close of period \$

If additions represent other than cash expenditures, explain. If any of the changes during the period result from transactions, directly or indirectly with affiliates, explain the bases of such transactions, and state the amounts involved. State the aggregate mortgages (a) renewed and (b) extended. If the carrying amount of new mortgages is in excess of the unpaid amount of the extended mortgages, explain.

⁷ If any item of mortgage loans on real estate investments has been written down or reserved against, describe the item and explain the basis for the write-down or reserve.

⁸ State in a note to column G the aggregate cost for Federal income tax purposes.

⁹ The amount of all intercompany profits in the total of column G shall be stated, if material.

¹⁰ (a) Interest in arrears for less than 3 months may be disregarded in computing the total amount of principal subject to delinquent interest.

(b) Of the total principal amount, state the amount acquired from controlled and other affiliates.

[38 FR 6069, Mar. 6, 1973; 38 FR 7323, Mar. 20, 1973. Redesignated at 45 FR 63680, Sept. 25, 1980]

PART 211—INTERPRETATIONS RELATING TO FINANCIAL REPORTING MATTERS

SUBPART A—FINANCIAL REPORTING RELEASES

Subject	Release No.	Date	Fed. Reg. Vol. and page
Codification of financial reporting policies	1	Apr. 15, 1982	47 FR 21030
Disclosure considerations relating to foreign operations and foreign currency translation effects.	6	Nov. 18, 1982	47 FR 53330
Accounting for extinguishment of debt	15	Dec. 22, 1983	49 FR 54
Certification of financial statements	16	Feb. 15, 1984	49 FR 6707y
Independence of accountants	291	Apr. 10, 1981	46 FR 22569
Last-In, First-Out method of accounting for inventories	889	July 2, 1981	46 FR 36127
Significance of oral guarantees to the financial reporting process	22	Dec. 19, 1985	50 FR 51671
Disclosure of the effects of the Tax Reform Act of 1986	26	Oct. 30, 1986	51 FR 39652
Accounting for loan losses by registrants engaged in lending activities	28	Dec. 1, 1986	51 FR 44446
Statement of the Commission Regarding Disclosure Obligations of Companies Affected by the Government's Defense Contract Procurement Inquiry and Related Issues.	32	Aug. 1, 1988	53 FR 29226
Management's Discussion and Analysis of Financial Condition and Results of Operations; Certain Investment Company Disclosures.	36	May 18, 1989	54 FR 22427
Acceptability in financial statements of an accounting standard permitting the return of a nonaccrual loan to accrual status after a partial charge-off.	37	July 29, 1991	56 FR 37000
Statement of the Commission Regarding Disclosure Obligations of Municipal Securities Issuers and Others.	42	Mar. 9, 1994	59 FR 12758
Interpretation Regarding Substantive Repossession of Collateral	28A	May 12, 1994	59 FR 26109
Financial Statements and Periodic Reports For Related Issuers and Guarantors, Appendices A, B and C.	55	Aug. 4, 2000	65 FR 51710
Bookkeeping Services Provided by Auditors to Audit Clients in Emergency or Other Unusual Situations.	57	Sept. 14, 2001	66 FR 48336
Calculation of Average Weekly Trading Volume	58A	Sept. 27, 2001	66 FR 49274

SUBPART B—STAFF ACCOUNTING BULLETINS

Subject	Release No.	Date	Fed. Reg. Vol. and page
Publication of Staff Accounting Bulletin No. 39	SAB-39	Oct. 15, 1980	45 FR 68388
Publication of Staff Accounting Bulletin No. 40	SAB-40	Feb. 9, 1981	46 FR 11513
Publication of Staff Accounting Bulletin No. 41	SAB-41	Feb. 18, 1981	46 FR 12698
Publication of Staff Accounting Bulletin No. 42	SAB-42	Dec. 23, 1981	46 FR 63252
Publication of Staff Accounting Bulletin No. 43	SAB-43	Jan. 5, 1982	47 FR 1266
Publication of Staff Accounting Bulletin No. 44	SAB-44	Mar. 3, 1982	47 FR 10789
Publication of Staff Accounting Bulletin No. 45	SAB-45	May 20, 1982	47 FR 23915
Publication of Staff Accounting Bulletin No. 46	SAB-46	May 20, 1982	47 FR 23916
Publication of Staff Accounting Bulletin No. 47	SAB-47	Sept. 16, 1982	47 FR 41727
Publication of Staff Accounting Bulletin No. 48	SAB-48	Sept. 27, 1982	47 FR 43673
Publication of Staff Accounting Bulletin No. 47A	SAB-47A	Sept. 29, 1982	47 FR 44722
Publication of Staff Accounting Bulletin No. 49	SAB-49	Oct. 26, 1982	47 FR 49628
Publication of Staff Accounting Bulletin No. 49A	SAB-49A	Jan. 18, 1983	48 FR 3585
Publication of Staff Accounting Bulletin No. 50	SAB-50	Mar. 3, 1983	48 FR 10043
Publication of Staff Accounting Bulletin No. 51	SAB-51	Mar. 29, 1983	48 FR 14595
Publication of Staff Accounting Bulletin No. 52	SAB-52	May 16, 1983	48 FR 23173
Publication of Staff Accounting Bulletin No. 53 [Reserved]		
Publication of Staff Accounting Bulletin No. 54	SAB-54	Nov. 3, 1983	48 FR 51769
Publication of Staff Accounting Bulletin No. 55	SAB-55	Nov. 30, 1983	48 FR 54811
Publication of Staff Accounting Bulletin No. 56	SAB-56	Jan. 1, 1984	49 FR 4936
Publication of Staff Accounting Bulletin No. 58	SAB-58	Mar. 19, 1985	50 FR 11657
Publication of Staff Accounting Bulletin No. 59	SAB-59	Sept. 13, 1985	50 FR 37346
Publication of Staff Accounting Bulletin No. 60	SAB-60	Dec. 27, 1985	50 FR 52916
Publication of Staff Accounting Bulletin No. 42A	SAB-42A	Jan. 8, 1986	51 FR 739
Publication of Staff Accounting Bulletin No. 61	SAB-61	May 6, 1986	51 FR 17331
Publication of Staff Accounting Bulletin No. 62	SAB-62	July 7, 1986	51 FR 25194
Publication of Staff Accounting Bulletin No. 63	SAB-63	Sept. 24, 1986	51 FR 33886
Publication of Staff Accounting Bulletin No. 64	SAB-64	Oct. 8, 1986	51 FR 36007
Publication of Staff Accounting Bulletin No. 65	SAB-65	Nov. 13, 1986	51 FR 41080
Publication of Staff Accounting Bulletin No. 66	SAB-66	Nov. 25, 1986	51 FR 43594
Publication of Staff Accounting Bulletin No. 67	SAB-67	Dec. 8, 1986	51 FR 45314
Publication of Staff Accounting Bulletin No. 68	SAB-68	May 4, 1987	52 FR 17396
Publication of Staff Accounting Bulletin No. 69	SAB-69	May 8, 1987	52 FR 18200
Publication of Staff Accounting Bulletin No. 70	SAB-70	June 5, 1987	52 FR 21933
Publication of Staff Accounting Bulletin No. 71	SAB-71	Aug. 12, 1987	52 FR 31027
Publication of Staff Accounting Bulletin No. 72	SAB-72	Nov. 10, 1987	52 FR 46454

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SUBPART B—STAFF ACCOUNTING BULLETINS—Continued

Subject	Release No.	Date	Fed. Reg. Vol. and page
Publication of Staff Accounting Bulletin No. 71A	SAB-71A	Dec. 15, 1987	52 FR 48193
Publication of Staff Accounting Bulletin No. 73	SAB-73	Dec. 30, 1987	53 FR 109
Publication of Staff Accounting Bulletin No. 74	SAB-74	Dec. 30, 1987	53 FR 110
Publication of Staff Accounting Bulletin No. 75	SAB-75	Jan. 4, 1988	53 FR 865
Publication of Staff Accounting Bulletin No. 76	SAB-76	Jan. 12, 1988	53 FR 1341
Publication of Staff Accounting Bulletin No. 77	SAB-77	Mar. 4, 1988	53 FR 7892
Publication of Staff Accounting Bulletin No. 78	SAB-78	Aug. 25, 1988	53 FR 33454
Publication of Staff Accounting Bulletin No. 79	SAB-79	Sept. 2, 1988	53 FR 34715
Publication of Staff Accounting Bulletin No. 80	SAB-80	Nov. 21, 1988	53 FR 47801
Publication of Staff Accounting Bulletin No. 81	SAB-81	Apr. 4, 1989	54 FR 14073
Publication of Staff Accounting Bulletin No. 82	SAB-82	July 5, 1989	54 FR 29333
Publication of Staff Accounting Bulletin No. 83	SAB-83	July 31, 1989	54 FR 32333
Publication of Staff Accounting Bulletin No. 84	SAB-84	July 31, 1989	54 FR 32334
Publication of Staff Accounting Bulletin No. 85	SAB-85	Sept. 18, 1989	54 FR 39351
Publication of Staff Accounting Bulletin No. 86	SAB-86	Sept. 28, 1989	54 FR 41084
Publication of Staff Accounting Bulletin No. 87	SAB-87	Dec. 12, 1989	54 FR 51880
Publication of Staff Accounting Bulletin No. 88	SAB-88	Aug. 10, 1990	55 FR 33284
Publication of Staff Accounting Bulletin No. 89	SAB-89	Jan. 7, 1991	56 FR 951
Publication of Staff Accounting Bulletin No. 90	SAB-90	Jan. 31, 1991	56 FR 4939
Publication of Staff Accounting Bulletin No. 91	SAB-91	July 17, 1991	56 FR 33376
Publication of Staff Accounting Bulletin No. 92	SAB-92	June 14, 1993	58 FR 32843
Publication of Staff Accounting Bulletin No. 93	SAB-93	Nov. 9, 1993	58 FR 59361
Publication of Staff Accounting Bulletin No. 94	SAB-94	Apr. 24, 1995	60 FR 20022
Publication of Staff Accounting Bulletin No. 95	SAB-95	Dec. 21, 1995	60 FR 66072
Publication of Staff Accounting Bulletin No. 96	SAB-96	Mar. 25, 1996	61 FR 12020
Publication of Staff Accounting Bulletin No. 97	SAB-97	Aug. 6, 1996	61 FR 40721
Publication of Staff Accounting Bulletin No. 98	SAB-98	Feb. 9, 1998	63 FR 6474
Publication of Staff Accounting Bulletin No. 99	SAB-99	Aug. 19, 1999	64 FR 45150
Publication of Staff Accounting Bulletin No. 100	SAB-100	Dec. 1, 1999	64 FR 67154
Publication of Staff Accounting Bulletin No. 101	SAB-101	Dec. 9, 1999	64 FR 68936
Publication of Staff Accounting Bulletin No. 102	SAB-102	July 6, 2001	66 FR 36457

SUBPART C—ACCOUNTING AND AUDITING ENFORCEMENT RELEASES

Subject	Release No.	Date	Fed. Reg. vol. and page
Index of Accounting and Auditing Enforcement Releases	1	Apr. 15, 1982	47 FR 21030

PART 228—INTEGRATED DISCLOSURE SYSTEM FOR SMALL BUSINESS ISSUERS

Subpart A—Regulation S-B

Sec.

228.10 (Item 10) General.

228.101 (Item 101) Description of Business.

228.102 (Item 102) Description of Property.

228.103 (Item 103) Legal Proceedings.

228.201 (Item 201) Market for Common Equity and Related Stockholder Matters.

228.202 (Item 202) Description of Securities.

228.303 (Item 303) Management's Discussion and Analysis or Plan of Operation.

228.304 (Item 304) Changes In and Disagreements With Accountants on Accounting and Financial Disclosure.

228.304T (Item 304T) Item 304T of Regulation S-B.

228.305 [Reserved]

228.306 (Item 306) Audit committee report.

228.310 (Item 310) Financial Statements.

228.401 (Item 401) Directors, Executive Officers, Promoters and Control Persons.

228.402 (Item 402) Executive Compensation.

228.403 (Item 403) Security Ownership of Certain Beneficial Owners and Management.

228.404 (Item 404) Certain Relationships and Related Transactions.

228.405 (Item 405) Compliance With Section 16(a) of the Exchange Act.

228.501 (Item 501) Front of registration statement and front cover of prospectus.

228.502 (Item 502) Inside front and outside back cover pages of prospectus.

228.503 (Item 503) Summary information and risk factors.

228.504 (Item 504) Use of Proceeds.

228.505 (Item 505) Determination of Offering Price.

228.506 (Item 506) Dilution.

228.507 (Item 507) Selling Security Holders.

228.508 (Item 508) Plan of Distribution.

228.509 (Item 509) Interest of Named Experts and Counsel.